

GENERAL BUSINESS (GB) DISTRICT

Purpose and Intent:

The GB, General Business District is primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.

Additional Requirements:

All permitted uses within the wholesale trade category, except market showrooms, shall have a maximum of 10,000 square feet of gross floor area intended for wholesale trade permitted per establishment.

Permitted Uses:

AGRICULTURAL USES

Agricultural Production (crops)
Animal Services (other) *D*
Forestry

RESIDENTIAL USES

Shelters for the Homeless *D [AOD]*
Shelters, Temporary *D [AOD]*

ACCESSORY USES AND STRUCTURES (See Section 9-4-13 for additional requirements for accessory structures)

Accessory Uses and Structures (customary)
Bulky Item Outdoor Display *D*
Caretaker Dwellings *D [AOD]*
Communication Towers (exceeding height limits of zoning district) *S*
Communication Towers (not exceeding height limits of zoning district) *D*
Disabled Motor Vehicles *D*
Satellite Dishes/TV and Radio Antennae (Accessory) *D*
Swimming Pools *D*

RECREATIONAL USES

Athletic Fields
Billiard Parlors
Bingo Games
Bowling Centers
Car Tracks (Raceways), Indoor Miniature
Clubs or Lodges
Coin Operated Amusements
Dance Schools
Fortune Tellers, Astrologers
Golf Courses, Miniature
Martial Arts Instructional Schools
Physical Fitness Centers
Public Parks *D*
Public Recreation Facilities *D*
Shooting Ranges, Indoor *D*

Continued - Recreational Uses

Skating Rinks
Sports Instructional Schools
Sports & Recreation Clubs, Indoor
Video Sweepstakes Establishments

EDUCATIONAL AND INSTITUTIONAL USES

Ambulance Services
Cemeteries/Mausoleums *D*
Churches *[AOD]*
Colleges or Universities *[AOD]*
Day Care Centers, Adult (29 or less) *D [AOD]*
Day Care Centers, Adult (30 or more) *D [AOD]*
Day Care Centers, Child (29 or less) *D [AOD]*
Day Care Centers, Child (30 or more) *D [AOD]*
Fire Stations
Government Offices
Libraries *[AOD]*
Museums or Art Galleries *[AOD]*
Nursing and Convalescent Homes *[AOD]*
Police Stations, Neighborhood
Post Offices
Psychiatric Hospitals *[AOD]*
Retreat Centers *[AOD]*
School Administration Facilities
Specialty Hospitals *[AOD]*

BUSINESS, PROFESSIONAL, & PERSONAL SERVICES

Accounting, Auditing, or Bookkeeping
Administrative or Management Services
Advertising Agencies or Representatives
Advertising Services, Outdoor *D*
Automobile Rental or Leasing *[WCA]*
Automobile Repair Services, Major *[WCA] D*
Automobile Repair Services, Minor *[WCA] D*
Automobile Parking (commercial)
Automobile Towing and Storage Services *[WCA] D*
Banks, Savings & Loans, or Credit Unions

Continued - Business, Professional, & Personal Services

Barber Shops
Beauty Shops
Boat Repairs **[WCA]** **D**
Body Piercing Establishment **D**
Building Maintenance Services
Car Washes **[WCA]** **D**
Clothing Alterations or Repairs
Computer Maintenance and Repairs
Computer Rental & Leasing
Computer Services
Economic, Socio., or Educational Research
Employment Agencies, Personnel Agencies
Engineering, Architect, or Survey Services
Equipment Rental & Leasing(no outside stor.) **[WCA]**
Equipment Repairs, Light **[WCA]** **D**
Finance or Loan Offices
Funeral Homes or Crematoriums
Furniture Repair Shops **[WCA]** **D**
Hotels or Motels **[AOD]**
Insurance Agencies (no on-site claims insp.)
Insurance Agencies (carriers/on-site claims)
Kennels or Pet Grooming Services **D**
Laundromats, Coin-Operated
Laundry or Dry Cleaning Plants **[WCA]**
Laundry or Dry Cleaning Substations
Law Offices
Medical, Dental or Related Offices
Medical or Dental Laboratories
Medical Equipment Rental and Leasing
Motion Picture Productions
Motion Picture Theaters, Indoor **[AOD]**
Noncommercial Research Organizations
Office Uses Not Otherwise Classified
Pest or Termite Control Services **[WCA]**
Photocopying and Duplicating Services
Photofinishing Laboratories
Photography, Commercial
Photography Studios
Real Estate Offices
Refrigerator or Large Appliance Repairs **D**
Rehabilitation or Counseling Services
Research, Development or Testing Services **S**
Shoe Repair or Shoeshine Shops
Stock, Security or Commodity Brokers
Tanning Salons
Tattoo Establishment **D**
Taxidermists
Television, Radio, or Electronic Repairs
Theaters, Indoor **[AOD]**
Tourist Homes (Bed & Breakfast)
Travel Agencies
Truck & Util. Trailer Rent. & Leasing, Light **[WCA]**
Veterinary Services (Other) **D**

Continued - Business, Professional, & Personal Services

Vocational, Business or Secretarial Schools
Watch or Jewelry Repair Shops
Wireless Communication

RETAIL TRADE

A B C Stores (liquor)
Antique Stores and Used Merchandise Stores **D**
Appliance Stores
Arts & Crafts
Auto Supply Sales
Bakeries
Bars **D**
Bars (capacity > 100 persons) **S**
Boat Sales
Book Stores
Building Supply Sales (no storage yard)
Building Supply Sales (with storage yard) **D**
Bulky Item Outdoor Display **D**
Camera Stores
Candy Stores
Caterers
Clothing, Shoe and Accessory Stores
Computer Sales
Convenience Stores (with gasoline pumps) **[WCA]**
Convenience Stores (without gasoline pumps)
Dairy Products Stores
Department, Variety or Gen Merchandise Stores
Dinner Theaters
Drug Stores
Fabric or Piece Goods Stores
Flea Markets (indoor) and Antique Malls (indoor) **D**
Floor Covering, Drapery or Upholstery
Florists
Food Stores
Furniture Sales
Garden Centers or Retail Nurseries
Gift or Card Shops
Hardware Stores
Hobby Shops
Home Furnishings, Miscellaneous
Jewelry Stores
Luggage or Leather Goods Stores
Miscellaneous Retail Sales
Motor Vehicle Sales (new and used) **[WCA]** **D**
Motorcycle Sales **[WCA]**
Musical Instrument Sales
Newsstands
Office Machine Sales
Optical Goods Sales
Paint and Wallpaper Sales
Pawn Shop
Pet Stores
Record and Tape Stores

Continued – Retail Trade

Recreational Vehicle Sales [WCA]
Restaurants (with drive-thru)
Restaurants (no drive-thru) and Banquet Hall
Restaurants (serving mixed alcoholic bev)
Service Stations, Gasoline [WCA]
Sporting Goods Stores
Stationery Stores
Television, Radio or Electronic Sales
Tire Sales **D**
Tobacco Stores
Video Tape Rental and Sales

WHOLESALE TRADE

Apparel, Piece Goods and Notions
Books, Periodicals and Newspapers
Drugs and Sundries
Durable Goods, Other
Electrical Goods
Flowers, Nursery Stock & Florists Supplies [WCA]
Furniture and Home Furnishings
Groceries and Related Products
Hardware
Jewelry, Watches, Precious Stones & Metals
Market Showrooms, (Furniture, Apparel, etc.) **D**
Paper and Paper Products
Professional & Comm. Equipment & Supplies
Sporting & Recreational Goods & Supplies
Tobacco and Tobacco Products
Toys and Hobby Goods and Supplies
Wallpaper and Paint Brushes

TRANSPORTATION, WAREHOUSING AND UTILITIES

Bus Terminals [WCA]
Communication or Broadcasting Facilities
Communication Towers (exceeding height limits of zoning district) **S**
Communication Towers (not exceeding height limits of zoning district) **D**

Continued - Transportation, Warehousing and Utilities

Courier Service Substations
Demolition Debris Landfills, Minor [WCA] **D**
Taxi Terminals [WCA]
Utility Company Offices
Utility Service Facilities **D**
Utility Lines and Related Appurtenances:
• Distribution Poles, Transmission Poles & Towers
• Other
Warehouses (general storage/enclosed) and Distribution Centers **D**
Warehouses (self-storage) **D**

MANUFACTURING AND INDUSTRIAL USES

Contractors (no outside storage)
Ice
Printing and Publishing

OTHER USES

Automotive Parking (subj. to Sec. 9-5-6)
Bulky Item Outdoor Sales **D**
High Mast Outdoor Lighting > 50' in ht. **D**
Mixed Developments **D**

Temporary Construction, Storage or Offices; Real Estate Sales or Rental Offices (with concurrent building permit for permanent building)

Sexually Oriented Businesses **D**
Storage Trailers (accessory use) **D**

Temporary Events, including but not limited to:
(Refer to Section 9-3-3(f))
• Arts and Crafts Shows
• Carnivals and Fairs
• Christmas Tree Sales
• Outdoor Retail Sales

D	Must be developed according to the Development Standards in Section 9-5-1 and 9-5-2 of the Development Ordinance.
S	Special Use Permit Required <i>(NOTE: Uses requiring a Special Use Permit shall be required to meet Development Standards for that use listed in Sections 9-5-1 and 9-5-2 of the Development Ordinance)</i>
Z	Overlay Zoning Required.
WCA	Prohibited in Watershed Critical Area Overlay District. See Section 9-7-4 of the Development Ordinance.
R	Restricted Use in a Watershed Critical Area or General Watershed Area. See Section 9-7-4 or 9-7-5 of the Development Ordinance.
AOD	May be prohibited in Airport Overlay District. See Table 4-4-3 of the Development Ordinance.

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DIMENSIONAL REQUIREMENTS:

<i>Minimum Lot Size</i>	12,000 square feet , (Lots of Record having less than minimum required area may be developed pursuant to Section 9-4-17(a) (Nonconforming Lots Record).
<i>Minimum Lot Width</i>	75 feet
<i>Minimum Street Frontage:</i>	75 feet
<i>Minimum Street Setback:</i>	
Local, Subcollector, & Collector	15 feet from the property line or 40 feet from the centerline of the street whichever is greater
Minor Thoroughfare	15 feet from the property line or 50 feet from the centerline of the street whichever is greater
Major Thoroughfare	15 feet from the property line or 60 feet from the centerline of the street whichever is greater
<i>Minimum Interior Setbacks side and rear yards:</i>	
Adj. To Historic Overlay District	5
Adj. to Non-Res. Zoning	0/5 feet , (Zero setback if no setback is provided. If setback is provided it must be a minimum of five (5) feet.)
Adj. to Res. Zoning	10 feet
<i>Maximum Height:</i>	50/80 feet , (Fifty (50) foot maximum height without additional setbacks. Increase all setbacks by one (1) foot for every one (1) foot increase in height between fifty (50) and eighty (80) feet, but not to exceed eighty (80) feet in height.)

Notes:

- *Setback from right- of- way line or property line/ street centerline, whichever is greater. Setbacks along private streets shall be the same as indicated from the property line along local streets for the zoning district. Setbacks may be reduced in accordance with Section 9-4-12(b), Prevailing Street Setback. The setback from an alley shall be the same as the minimum interior setback for the zoning district.*

This City of High Point zoning district fact sheet has been compiled by Department of Planning and Development staff as an informational aid for persons desiring a summary of zoning requirements relevant to a particular district. Although careful attention has been paid during its compilation, the Department makes no warranty regarding the accuracy or completeness of the information presented herein. Users should consult the official Development Ordinance or contact the Department of Planning and Development prior to taking any action that relies upon the information in this fact sheet.

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